



**1,424 s.f. Retail Space  
650 s.f. Office Space**

**FOR LEASE**

**JAMES K. STANFILL, President**  
Tel: 310.625.1132 | Bre #: 01113910



**Ground floor retail: 1,424 Sq Ft with private brick patio**

- a. Recently remodeled space with new floors, paint and new finishes.
- b. Large private patio, excellent for mandated outdoor uses or space for customers or clients.
- c. Architectural ceiling with high end lighting.
- d. Walking distance to several amenities and to some of Santa Monica's finest restaurants and shops.
- e. Stable long term owners with some of the lowest NNN charges in the area.

***Monthly and daily parking available next door at the Edgemar Center***

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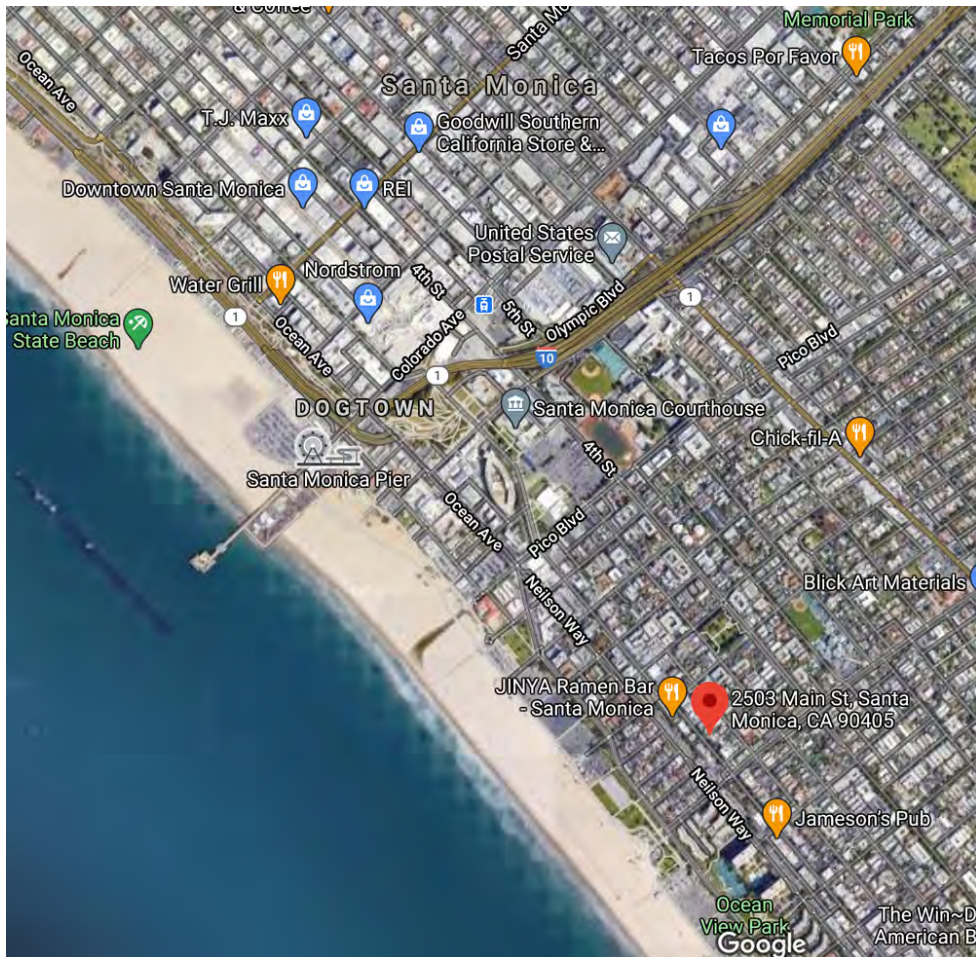
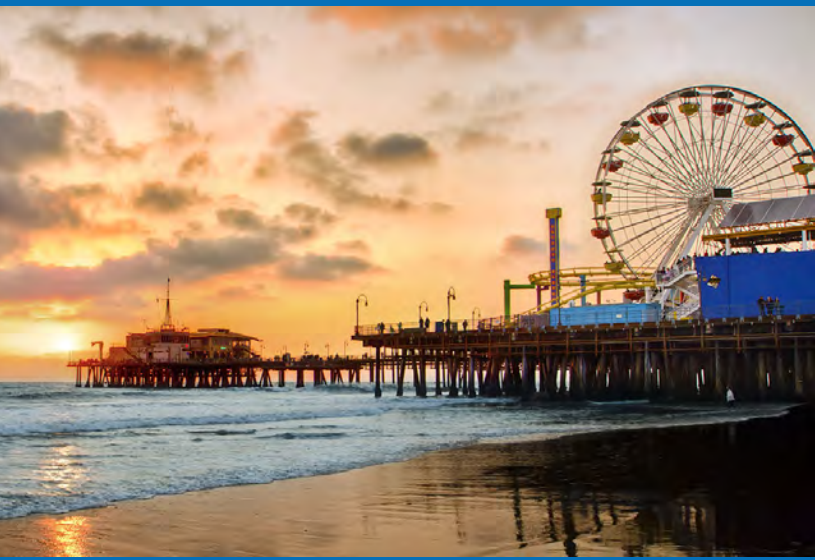


- Approximately 650 s.f. of 2nd floor office space
- Charming office space with private balcony and bathroom.
- Great location in the heart of the eclectic Main Street Shopping/Arts District
- Perfect for a tech/graphics/film production/post production/creative commercial use
- Wired for high speed internet
- Intercom entrance with security camera

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## Santa Monica, CA

***Average Household Income: \$93,432***

71% of the population is under 54 years.

67% of the population are college graduates.

Santa Monica has more artists, designers, and people working in Media than 90% of the communities across America.